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**Minutes  
Town of Camp Verde – Planning & Zoning Commission  
Special Session  
473 S. Main Street, Suite 106  
THURSDAY, June 9, 2022 at 6:30 P.M.**

*Commission members may attend Planning & Zoning Commission meetings either in person, or by telephone, video or internet conferencing. All Commission meetings will end at 9 PM; therefore, any remaining agenda items will be heard at the next Commission meeting.*

**1. Call to Order**

- 2. Roll Call.** Chairman Andrew Faiella, Greg Blue, Robert Foreman, William Tippet, Michael Hough, Ingrid Osses (via Zoom) Vice Chairman Scantlebury is absent.

**Also present:** Dan and Alicia Ely (applicants), Community Development Director John Knight, Planner BJ Ratlief, and Cory Mulcaire, Zoning Inspector.

**3. Pledge of Allegiance – Chairman Faiella**

- 4. Consent Agenda** - All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Commission so requests.

- a. **Approval of Minutes:** May 5, 2022
- b. **Set Meeting Dates:** July 7, 2022, at 6:30 pm (Regular Session)  
July 14, 2022, at 6:30 pm (Special Session)  
August 4, 2022, at 6:30 pm (Regular Session)

Motion was made by Commissioner Blue to approve the Consent Agenda as presented.  
Second was made by Commissioner Hough.

**Roll Call Vote:**

Commissioner Osses: Aye via text on the ZOOM  
Commissioner Hough: Aye  
Commissioner Tippet: Aye  
Commissioner Blue: Aye  
Commissioner Foreman: Aye  
Chairman Faiella: Aye

Motion carries 6-0, Consent Agenda passed.

John Knight discussed possible canceling both July Planning and Zoning Meetings.

5. **Call to the Public for items not on the agenda** - Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.

No additional Comments

6. **Public Hearing, Discussion and Possible Recommendation to Council to approve an application from Danny and Alicia Ely for a Zoning Map Change from C2 (Commercial: General sales and services) to C3 (Commercial: Heavy commercial) on approximately 4 acres. The purpose of the rezone is to relocate their existing family-owned business on property 403-22-019J, located off of Wilshire Boulevard, Camp Verde, Yavapai County, Arizona.**  
Staff Resource, John Knight

Ms. Rattief discussed how the application came to be and why Firebird Towing needed to rezone the property. She went on to discuss that they would like to add a café of some sort as well and that most of the parcels in the area have recently been rezoned to C3.

Staff supports the rezone and that the rezone also supports the General Plan. She noted the one public comment that was received via writing and that his concern of a 10'-12' fence needing to be done. She stated that this is not an issue as a fence will be required per our Development Review system, but it will only be 8'.

Mr. Hough asked for an explanation between "warranty deed," and "special warranty deed."

John Knight stated he is not an expert and is not clear.

Greg Blue discussed fencing and residential fencing in the South and the fence can only be 6 feet. John Knight replied that we need that we need to do some research on that, and it will be reviewed in detail when we get to the Development Standards Review process.

~~Mr. Tippett asked if the Ingress/Egress is off Wilshire and Moonrise. Mr. Knight stated to keep in mind that this is just a rezone, and nothing has been approved yet as far as ingress/egress, fencing, grading, etc. That will come later. Also mentioned that reversionary zoning clause can be implemented-but we did not intend to do that for this location.~~

Chairman Faiella asked if C2 allows for a wrecking yard. My. Knight responds that it does not. John Knight went on to discuss that C3 lists the use specifically and it was not listed in C2 and that is why we are requiring the rezone.

Public Hearing opened: 6:46 PM.

BJ read email into record for Mr. Groseta.

Mr. Faiella asked for education on a “wrecking yard,” as he visited their property on Industrial. Mr. Hough explained that what they are doing on the current property is allowed but their “storage yard,” will be allowed in the C3 zoning.

John Knight called a point of order to close the Public Hearing and the Commission can discuss it further or ask questions to the applicants.

Public Hearing closed: 6:50PM

John Knight read the code definition of a “storage yard.”

Mr. Hough went on to finish his description of an impound lot vs. a wrecking yard.

Mr. Blue is concerned about the screening and would like to add a condition that it be screened.

John Knight states again that a rezone cannot be a condition unless this is a PAD and that a storage yard is already required to be screened.

**Motion** was made by Commissioner Hough to recommend to the Mayor and Common Council approval of a Zoning Map Change from C2 (Commercial: General sales and services) to C3 (Commercial: Heavy commercial) on approximately four (4) acres for parcel 403-22-019J, located off of W. Wilshire Blvd. and Moonrise Drive, Camp Verde, Yavapai County, Arizona.

Second was made by Commissioner Foreman.

Roll call vote:

Commissioner Hough – aye

Commissioner Tippet – aye

Commissioner Foreman – aye

Commissioner Blue – aye

Chairman Faiella – aye

Commissioner Osses – aye (via Zoom text)

Motion carries unanimously 6-0

- 7. Current Events** – Individual member of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

Mr. Hough asks why they are not informed of rezones after they go to council. It is decided that this can be added to the agenda.

**8. Staff Comments**

John Knight discussed the Town Council meeting from the night before and what Community Development presented. He discussed signs and the Board of Adjustment appeal on May 10. This created a lot of interest in the Sign Code Ordinance and that needs to be amended sooner rather than later.

Mr. Knight informed the Commission that Alcantara will be going to Town Council on July 20.

Mr. Knight discussed the development of "High View," and the Marriott being in Development Standards Review.

RV's and camping was brought up by Chairman Faiella. Mr. Knight did note that this is also an ordinance that will be taken on.

Cory Mulcaire discussed the "Right to Farm Ordinance."

**9. Adjournment – Motion to adjourn was made by Commissioner Hough. Second was made by Commissioner Blue.**

Motion carried Unanimously.

Meeting adjourned at 7:09 PM.

  
**Chairman Faiella**

  
**Community Development Director Knight**

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and accurate accounting of actions of the Planning and Zoning Commission of the Town of Camp Verde during the Special Session of the Planning and Zoning Commission of the Town of Camp Verde, Arizona, held on June 9, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10<sup>th</sup> day of June 2022.

  
Cory L. Mulcaire